

144.0

0009

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
831,100 / 831,100
831,100 / 831,100
831,100 / 831,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHEEHAN DANIEL D	
Owner 2: SHEEHAN HEIDI M	
Owner 3:	

Street 1: 22 LONGFELLOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHEEHAN DANIEL D -

Owner 2: BROWN HEIDI M -

Street 1: 22 LONGFELLOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2253 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5948	Sq. Ft.	Site			0	80.	1.01	9									478,752						478,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5948.000	352,300		478,800	831,100		94613
							GIS Ref
							GIS Ref
							Insp Date
							09/22/20



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	94613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:15:32
Year	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!11290!

PRINT

Date Time

12/30/21 12:15:32

LAST REV

Date Time

09/22/20 14:02:14

apro

11290

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN DANIEL	62800-285		10/18/2013	Convenience		1	No	No	
KENNEALY BRIAN	40118-140		7/24/2003		410,000	No	No		
KENNEALY BRIAN	33323-52		7/26/2001		402,500	No	No		
FLYNN THOMAS J	33221-579		7/9/2001		342,500	No	No		
MERCER GARY/ETA	27964-561		12/11/1997		208,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/3/2019	594	Addition	133,700	O					9/22/2020	Info At Door	PT	Paul T
4/6/2001	182	Wood Dec	2,000	O				SIDE AND REAR WOOD	9/22/2020	Measured	PT	Paul T
9/15/1997	548	Re-Roof	2,400					REROOF	2/19/2018	MEAS&NOTICE	HS	Hanne S
									4/20/2009	Missed Appt.	163	PATRIOT
									1/29/2009	Measured	372	PATRIOT
									11/5/2004	MLS	HC	Helen Chinal
									11/15/2001	MLS	MM	Mary M
									11/19/1999	Meas/Inspect	256	PATRIOT
									1/1/1982		CS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	646-3134 OF=BMT SINK.											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:												
GENERAL INFORMATION				OthrFix: 1	Rating: Good	OTHER FEATURES		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1									
Grade: C - Average	Year Blt: 1952	Eff Yr Blt:	Alt LUC:	A Kits:	Rating:	Fpl:	1 Rating: Good	Level	FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G21	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Upper		Other											
INTERIOR INFORMATION				Name:	Location:	Total Units:	Floor:	Lower											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	% Own:				Totals	RMs: 7 BRs: 3 Baths: 2 HB 1										
DEPRECIATION				REMODELING								RES BREAKDOWN							
Phys Cond: AG - Avg-Good	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	1	7	3							
Total: 26.4 %					Interior:														
CALC SUMMARY				COMPARABLE SALES								SUB AREA							
Bsmnt Flr: 12 - Concrete Subfloor: Bsmnt Gar: 1 Electric: 3 - Typical Insulation: 2 - Typical Int vs Ext: S Heat Fuel: 2 - Gas Heat Type: 3 - Forced H/W # Heat Sys: 1 % Heated: 100 % AC: 100 Solar HW: NO Central Vac: NO % Com Wal % Sprinkled				Basic \$ / SQ: 130.00 Size Adj.: 1.16269529 Const Adj.: 0.99989998 Adj \$ / SQ: 151.135 Other Features: 115740 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 478683 Depreciation: 126372 Depreciated Total: 352311								Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 151.14 Special Features: 0 Val/Su Net: 102.35 Final Total: 352300 Val/Su SzAd: 172.02							
MOBILE HOME				SPEC FEATURES/YARD ITEMS								PARCEL ID 144.0-0009-0006.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							
 																			